

MERRIAM MOUNTAINS SPECIFIC PLAN

APPENDIX S

GROWTH INDUCEMENT TECHNICAL REPORT

GPA 04-06; SP 04-006; R04-013; VTM5381; S04-035, S04-036, S04-037,
S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

August 2007

Note: This appendix reflects project details current at the time the August 2007 Draft EIR was distributed for public review. As noted in the preface to the March 2009 Recirculated EIR, some project details and analysis have changed since that time and those details are reflected in the Recirculated EIR and appendices.

MERRIAM MOUNTAINS SPECIFIC PLAN

GROWTH INDUCEMENT TECHNICAL REPORT

April 2007

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Growth Inducement Technical Report for the Merriam Mountains Specific Plan

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1.0 INTRODUCTION.....	1
2.0 COUNTY GROWTH INDUCING GUIDELINES	1
2.1 County Screening Criteria.....	1
2.2 Three Factors Of Growth Inducement	2
2.2.1 New Infrastructure Or Public Services	3
2.2.2 Economic Stimulus/Surrounding Growth.....	3
2.2.3 Policy Or Legal Changes	3
3.0 POTENTIAL GROWTH INDUCEMENT FACTORS	3
3.1 New Infrastructure Or Public Services	4
3.1.1 Water Service.....	4
3.1.2 Sewer Service.....	6
3.1.3 Solid Waste Disposal	8
3.1.4 Natural Gas And Electricity.....	9
3.1.5 Communication Systems	9
3.1.6 Stormwater	10
3.1.7 Fire Protection.....	10
3.1.8 Police Protection	11
3.1.9 School Facilities.....	12
3.1.10 Transportation And Circulation	12
3.2 Economic Stimulus/Surrounding Growth.....	13
3.3 Policy Or Legal Changes	14
4.0 CONCLUSION	18
5.0 LITERATURE CITED	19

LIST OF APPENDICES

Appendix A Vallecitos Water District and Rainbow Municipal Water District Will Serve Letter

TABLE OF CONTENTS (Continued)

Page No.

LIST OF FIGURES

Figure 1	Off-Site Water and Sewer	21
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LIST OF TABLES

Table 1	Maximum Allowable Growth per Existing County of San Diego General Plan Designations Land Use Designations for Surrounding Land Uses.....	16
Table 2	Maximum Allowable Growth for the Twin Oaks Valley Area with Implementation of the City of San Marcos Sphere of Influence	17

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

1.0 INTRODUCTION

This Growth Inducement Technical Report has been prepared to provide a stand-alone detailed analysis of the potential growth related impacts generated from the Merriam Mountains Specific Plan Project (Merriam), as required by the County of San Diego Department of Planning and Land Use (DPLU).

The California Environmental Quality Act (CEQA) Section 15126.2 (d) states a project may be growth inducing if it directly or indirectly fosters economic or population growth or taxes community service facilities to the extent that the construction of new facilities would be necessary, or encourages or facilitates other activities that cause significant environmental effects. CEQA refers to growth inducement as “ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.”

2.0 COUNTY GROWTH INDUCING GUIDELINES

The County of San Diego has generated project screening criteria which identifies whether the proposed project would require the need for a growth inducement analysis, which are identified in *Section 2.1*. In addition, the County has generated draft guidelines for determining significance of the potential growth inducing impacts which are identified in *Section 2.2*.

2.1 County Screening Criteria

The County screening criteria consists of the following checklist to determine if there are potential impacts related to growth inducement. Any items checked in the following list indicated that the project may cause growth and a growth induction analysis should be provided for the project.

Does the project propose:

- ☐ A sewage treatment facility?
- ☐ A new water or sewer district?
- ☐ Extension of a sewer line into areas that have existing densities lower than typically necessary for sewers?

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

- ☐ Extension of a water or sewer line or road from its current terminus across undeveloped parcels before it reaches the project boundary?
- ☐ Extension of urban limit lines in a peninsular fashion that represents an intrusion into the surrounding Rural or Estate Development areas?
- ☒ Creation of a Specific Plan Area that clusters lots into an urban pattern while outside of urban areas?
- ☐ A LAFCO annexation action?
- ☒ A General Plan Amendment?
- ☒ A revision to Land Uses or Land Use Policies that are regional or sub-regional in scope?
- ☒ Designation of commercial or higher density residential uses in the midst of land with lower density?
- ☐ Expansion of districts that require availability or access fees regardless of whether or not actual services are being extended?
- ☒ Large-scale commercial or industrial projects?
- ☒ Large-scale residential projects?
- ☐ Any effect that, due to the particular characteristics of that project, may be growth inducing?

The screening criteria indicate that the project may cause growth and a growth induction analysis should be provided for the project.

2.2 Three Factors of Growth Inducement

The County Guidelines for determining growth inducement states that there are three basic types of potentially growth inducing projects: new infrastructure or public services, economic stimulus/surrounding growth, and policy or legal changes.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

2.2.1 New Infrastructure or Public Services

Growth inducing impacts may result from projects that provide new infrastructure or public services that can be used to serve other future projects to an area that was previously not available. This type of growth should consider the construction and extension of new facilities, and whether these facilities are of sufficient capacity to serve other projects.

2.2.2 Economic Stimulus/Surrounding Growth

Growth inducing impacts may result from projects that encourage growth in surrounding areas, not necessarily through the construction and extension of facilities such as sewer lines or roads, but through projects that encourage or accelerate growth by economic stimulus for development that would not be there without the project.

2.2.3 Policy or Legal Changes

The third type of growth inducement projects are those that involve changes in land use policy or regulations that could result in increased development. These include but are not limited to General Plan Amendments, annexations, and rezones.

3.0 POTENTIAL GROWTH INDUCEMENT FACTORS

This section analyzes the Merriam Project in relation to the three types of potential growth inducement factors discussed above. The growth inducement analysis considers ways in which the project might remove barriers to growth or accelerate growth. Considerations regarding barriers to growth involve primarily provision of backbone infrastructure by the project that could serve other development. Absence of backbone infrastructure such as water or sewer systems is sometimes a constraint to growth and a major development constructing such infrastructure can induce growth. Growth would be considered to be induced if excess capacity were provided in such backbone infrastructure. For this growth inducement analysis, study area considerations include the area covered by the Vallecitos Water District's (VWD) master plan for sewer and water facilities. As discussed below in this report, backbone facilities constructed by the project would be applicable with those anticipated in applicable existing master plans. Water and sewer facilities would be constructed as anticipated in VWD's master plan and roadways would be constructed as anticipated in the County Circulation Element. The project would not remove barriers to growth beyond that anticipated in existing applicable planning documents but could accelerate growth by constructing planned backbone facilities that currently do not exist.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

Another consideration regarding acceleration of growth is the intensification of land uses on site that could encourage intensification in the immediate project vicinity. As more intense uses are developed onsite, existing adjacent less intense or vacant lands may be encouraged to intensify. For purposes of this element of the analysis, a 2,000' radius was used as a logical boundary within which land uses may intensify as a result of more intense development on the project site. This boundary is generally consistent with the boundary used for the land use compatibility analysis.

3.1 New Infrastructure or Public Services

The following public services would be provided for the proposed project and are described below: water, sewer, solid waste, natural gas and electricity, communications, stormwater, fire protection, police protection, school facilities, transportation, and circulation.

3.1.1 Water Service

The project's water supply would be obtained from Vallecitos Water District (VWD), with the exception of the estate residential planned area in the northeastern portion of the project site, which would be serviced by Rainbow Valley Municipal Water District (RVMWD). The Merriam development would result in the increased demand for water and would require the relocation of some existing water mains, the construction of new water mains for the project site, and the construction of two new water reservoirs to serve the 2,700 residential units and 10.1 acres of commercial/industrial development. In order to supply the proposed developments, one new water storage tank will be constructed for the Coogan 1608 zone. This tank will be built next to the existing 1.3 MG tank at the project site. The new 5.03 MG Coogan tank will be fed by the existing Coogan Pump station through the 16-inch pipeline that currently feeds the existing 1.3 MG Coogan tank. A second new water storage tank will be constructed for the Deer Springs 1235 Zone within Neighborhood 1. The new 4.23 MG Deer Springs tank will be tied to the existing Deer Springs pump station on Deer Springs Road with a new 10-inch main.

The 2002 Water, Wastewater, and Water Reclamation Master Plan Update (VWD Master Plan Update) Final Report (August 2005) identifies VWD's existing water service area to include the proposed project site with the exception of the estate lots located in the northern portion of the site. The July 2005 Final Supplemental Environmental Impact Report (SEIR) prepared for the VWD Master Plan Update discusses the potential growth inducement impacts associated with proposed infrastructure included in the VWD master plan. Implementation of the master plan is considered an accommodation to growth. As a California Water District, the district has the legal responsibility to serve and is charged with the responsibility of providing adequate domestic water

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

supplies and infrastructure to service the identified area in the Master Plan. As such, the District must plan for facilities to accommodate future growth (VWD, SEIR).

The following water lines will be constructed offsite within the VWD service area to supply water to the Merriam site (see *Figure 1*):

- 10-inch water line along Deer Springs Road from approximately 0.5 mile west of the Deer Springs Road/I-15 southbound onramp to approximately 0.25 miles west of the proposed Meadow Park Lane.
- 12-inch water line along Meadow Park lane to connect to the 10-inch water line along Deer Springs Road.

The following water line will be constructed within the Rainbow Municipal Water District to service the estate lots (see *Figure 1*):

- 6-inch water line extended from Buckshot Canyon Road to Lawrence Welk Drive.

The 10-inch water line being proposed along Deer Springs Road is included in the VWD Master Plan; therefore, infrastructure improvements would not result in an extension of large-capacity pipeline network beyond planned growth included in the SEIR prepared for the 2005 VWD Master Plan Update. The construction of 10-inch pipeline along Deer Springs Road may be accelerating the rate at which the project area may be developed but constructing these facilities would not be implementing facilities in an area that was not already planned for future growth.

A 12-inch water line will be constructed along Meadow Park Lane and is not included within the VWD 2005 Master Plan. The 12-inch water line will be entirely located within the project site except for an approximately 600-foot extension along Meadow Park Lane that will be constructed offsite between Neighborhood 2, Planning Area 2 and Neighborhood 2, Planning Area 3. The 12-inch water line being constructed offsite is not included within the VWD Master Plan. The area adjacent to Meadow Park Lane consists of mostly existing developed parcels with a few potential “infill” parcels. The existing and potential “infill” parcels can be served by the existing 14-inch line in Deer Springs Road or existing 6-inch and 8-inch lines located just west of Meadow Park Lane. Therefore, these parcels do not require the proposed 12-inch line being constructed by the project. In addition, the waterline would be constructed to meet the project needs and would not result in an extension of large-capacity pipeline network that could then facilitate easy connections by other planned developments within the area. Therefore, the

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

construction of the water line will not induce growth in the area that is not already planned and permitted under the County General Plan and growth inducing impacts would not occur.

A 6-inch water line will also be extended from Buckshot Lane to Lawrence Welk Drive within the Rainbow Municipal Water District. The 6-inch water line will be constructed to provide water to estate lots located in the northern portion of the project site and is not included in the RMWD Master Plan. The 6-inch water line being constructed offsite is not included within the RMWD Master Plan. The proposed development along Buckshot Lane is at the southeast corner of the RMWD service area boundary. Therefore, any development to the south or east of this area would not likely be supplied by the RMWD system. The area to the north and west of this proposed development is developed with existing water facilities already in place. The construction of this waterline would not contribute excess infrastructure capacity that would induce growth in surrounding areas adjacent to the proposed facilities not included in the RMWD Master Plan.

Improvements to water utilities infrastructure included as part of the project would help alleviate existing infrastructure deficiencies and accommodate planned growth included for the proposed project, but would not result in a significant amount of unplanned growth to the area. The Water lines along Meadow Park Lane and Buckshot Lane would be constructed to meet the project needs and would not result in an extension of large-capacity pipeline network that could then facilitate easy connections by other planned developments within the area. Therefore, the construction of water lines will not induce growth in the area that is not already planned and permitted under the County General Plan and growth inducing impacts would not occur.

3.1.2 Sewer Service

The majority of the project is located within the boundaries of the Vallecitos Water District; however most of the project area will require intra-district annexation into VWD Sewer Improvement District 5 and 6 for sewer service. The intra-district annexation consists of a request for sewer service to a parcel which is within the District and within the service area basin for wastewater. It should be noted, the intra-district annexation does not require detachment from any other agency or LAFCO approval (Vallecitos Water District Annexation Procedures, 2003).

The VWD Master Plan Update Final Report identifies VWD's existing sewer service area to include the proposed project site. The SEIR prepared for the VWD Master Plan Update discusses the potential growth inducement impacts associated with proposed infrastructure included in the VWD master plan. Implementation of the master plan is considered an accommodation to growth. As a California Water District, the district has the legal responsibility to serve and

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

charged with the responsibility of providing adequate domestic wastewater facilities and infrastructure to service the identified area in the Master Plan. As such the District must plan for facilities to accommodate future growth (SEIR).

The following wastewater system improvements will be constructed to convey wastewater flows from the project site to Encina Water Pollution Control Facility (see *Figure 1*).

- 15-inch gravity line to replace an existing 8-inch sewer line in Twin Oaks Valley Road from Del Roy Drive to Deer Springs Road.
- 12-inch gravity line will be constructed offsite along Sarver Lane and Meadow Park Lane to convey gravity flows to the proposed 15-inch sewer line along Twin Oaks Valley Road.
- 10-inch gravity line along Deer Springs Road from the proposed Merriam Mountains Parkway to Twin Oaks Valley Road.

The 10-inch gravity line being proposed along Deer Springs Road is included within the VWD Master Plan. Therefore, the offsite sewer improvements along Deer Springs Road have been identified in VWD Master Plan and will be necessary to accommodate flows from the proposed project. Therefore, the gravity line being constructed along Deer Springs Road would not result in an extension of large-capacity pipeline network beyond planned growth included in the SEIR prepared for VWD Master Plan Update. The construction of 10-inch gravity line along Deer Springs Road may be accelerating the rate at which the project area may be developed but constructing these facilities would not be implementing facilities in an area that was not already planned for future growth.

An existing 8-inch gravity line is located along Twin Oaks Valley Road which will be upsized to a 15-inch line. The VWD Master Plan identifies a 12-inch line being constructed along Twin Oaks Valley Road to upsize the existing 8-inch gravity line. A 12-inch gravity line along Sarver Lane will also be constructed, which is not included in the VWD Master Plan. These facilities have been sized to only accommodate flows from the proposed project to the Encina Water Pollution Control Facility. Although Merriam Mountains will be upsizing several sections of gravity sewer lines beyond the sizing required by the VWD Master Plan, there are still several sections of pipe that will be at or near their design capacity. Therefore, any projects that are proposed would need to determine the capacity of the gravity sewer system from the proposed site to the Encina Wastewater Authority System and perform upgrades as necessary. The gravity lines constructed would not have the capacity to accommodate significant growth along these pipeline corridors because future project would also need to determine the capacity of all gravity lines located between the pipelines being proposed and the Encina Water Pollution Control

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

Facility. The gravity flow lines will be constructed to meet the project needs and would not result in an extension of large-capacity pipeline network that could then facilitate easy connections by other planned developments within the area. Therefore, the construction of gravity lines will not induce growth in the area that is not already planned and permitted under the County General Plan and growth inducing impacts would not occur.

The Estate Residential Planning Area also located within the project site is serviced by the Rainbow Municipal Water District. RMWD does not have any sewer facilities in the project vicinity. Wastewater for the Estate Residential Planning Area will not require services to be provided by Rainbow Municipal Water District due to septic tanks being constructed within each of the 10 lots. The installation of septic systems for the Estate Residential Planning Area would not be considered growth inducing.

As mentioned above, additional sewer services have been planned for by the VWD for future growth and associated impacts evaluated in the 2005 VWD, SEIR. The VWD doesn't foresee any service issues with the implementation of the proposed project and construction of the additional service areas as seen in the VWD Service Availability Letter for the proposed project (see *Appendix A*). The project would extend existing services into the project site and to the areas south and southwest of the Merriam Project. The facilities constructed offsite would not be considered growth inducing because either (1) they are included in VWD's 2005 Update and associated impacts included in the SEIR or (2) gravity lines being constructed not included in the VWD Master Plan would not provide excess capacity that could accommodate significant growth along these pipeline corridors. Therefore, growth inducing impacts would be less than significant.

3.1.3 Solid Waste Disposal

EDCO Disposal Corporation currently provides trash, recycling, and yard waste services for residential customers within unincorporated areas of San Diego County in the community near the proposed project. Solid waste collected by EDCO from the project area would likely be deposited in either the Sycamore Landfill in Santee or the Miramar Landfill in San Diego. The project would involve activities that would generate solid waste requiring collection, transportation, and disposal. The County of San Diego regularly reviews its landfill capacity and needs, and provides strategies for providing adequate solid waste disposal when updating the Landfill Siting Element every 5 years. Additional existing landfills could accommodate San Diego County solid waste needs, including the expected solid waste from the proposed project. The proposed expansion of the Sycamore Landfill and a proposed landfill at Gregory Canyon are in the permitting process and would provide San Diego County with an excess of 140.8 million

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

tons of capacity in 2017 (Countywide Siting Element, 2005). Solid waste generated by the project site is not expected to substantially affect local landfill capacity or solid waste disposal services. Since the project would not generate the need for additional solid waste disposal facilities by requiring landfill expansions or facilities that would provide additional capacity for future projects, growth inducing impacts on solid waste disposal service are not anticipated

3.1.4 Natural Gas and Electricity

Natural gas and electricity in the project area are provided by the San Diego Gas & Electric Company (SDG&E). The overhead electric lines and an underground gas line that service the local businesses and residences in the project area are located along Deer Springs Road and Mesa Rock Road. Increased demand for natural gas and electricity as a result of the proposed project would require the extension of those utilities to the site. Based on coordination with local service providers, including San Diego Gas & Electric, the project would be sufficiently served with electricity and natural gas. Current system usage would not be affected due to the proposed project and no substantial burdens would be placed on the local providers. There would be no need for new utility system/supplies or substantial alterations to current conditions of utilities and service providers. Therefore, growth inducing impacts to natural gas and electricity service are not anticipated.

3.1.5 Communication Systems

Extension of telephone lines to the site would be required in order to provide service for the proposed development. Based on coordination with local service providers, including Pacific Bell and Cox Communications, the project would be sufficiently served with telephone connection and service. The nearest telephone lines are located on Deer Springs Road south of the project site. Utility easements for telephone lines would be located within the proposed roadways. The proposed use of telephone service for the proposed project would not significantly affect current use of these systems or cause substantial burdens on the local providers. The project would not create a need for new utility system or supplies or cause substantial alterations to current conditions of utilities and service providers. In addition, the project would not extend services beyond the project site for the availability of future development. Therefore, growth inducing impacts on communication systems are not anticipated.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

3.1.6 Stormwater

The project area is undeveloped; therefore, no storm water drainage systems are located onsite. A stormwater drainage system would be constructed as part of the development. Details regarding the stormwater drainage system are provided in the Storm Water Management Plan and Drainage Study provided as Appendices O and P of the EIR. This storm drain system would consist of underground concrete pipes, inlets, outlets, detention basins, and swales. The system would pick up all surface waters originating within the development and carry it through the site to water quality basins for treatment and detention prior to discharge into the natural drainage channels. The design of the drainage systems shall conform to Federal, State, and County standards as described in Appendices O and P of the Draft EIR. With compliance to these standards, new or expanded facilities offsite would not be required; therefore, growth inducing impacts would not occur.

3.1.7 Fire Protection

Fire Protection in the project area is provided by the Deer Springs Fire Protection District/California Department of Forestry and Fire Protection and San Marcos Fire Department. The Deer Springs Fire Protection District covers approximately 45 square miles. The nearest Fire Station is the Deer Springs Station 2 on Mesa Rock Road just south of Deer Springs Road. This station is ¼ mile from the southerly project boundary. The district provides a full range of services: structural fire protection, rescue with personnel certified as emergency medical technicians (EMTs), inspection and fire prevention programs. The District has automatic aid agreements with the San Marcos, Vista, Escondido and North County Fire Departments, and has signed the San Diego County Mutual Aid Agreement.

The estimated population for Merriam is approximately 7,614 individuals, which represents an increase of approximately 66 percent for the Deer Springs Fire Protection District (DSFPD). According to a DSFPD representative, the DSFPD stations are currently under-used in terms of responses to emergency calls and that Merriam would not in itself require an additional fire station based on call volume. Considering the current population/response ratio, even if the call ratio for Station 2 would increase by a full 66 percent, the average responses would remain under four per 24-hour period. Plans for a new fire station in the Hidden Meadows Specific Plan area (independent of the Merriam Mountains project) will have an immediate positive impact on the DSFPD's service level. It is anticipated that a portion of fees generated through the San Diego County Fire Mitigation Fee would help to upgrade Station 2.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

The San Marcos Fire Department will serve the southern residential development just north of Deer Springs Road and east of Saver Lane. The nearest fire station is Station No. 1; which is located on West Mission Road near Twin Oaks Valley Road. This station is equipped with one paramedic engine and truck company, one paramedic rescue, and one paramedic ambulance. This station would also be supported by Station No. 3 located on South Rancho Santa Fe Road which is equipped with one paramedic engine company. Even though this development area is located within the San Marcos Fire Department, Deer Springs Fire Department will have the capabilities to serve this area.

Implementation of the project would increase demand for fire protection service and other emergency services provided by the fire department, such as paramedics. The project would be designed to have zone 1 and zone 2 fuel treatment zones, and the internal road network would be designed to allow fire trucks to maintain a 5-minute response time throughout the project site. In addition, each structure would be built according to fire standards and all state, county and city fire fees shall be paid. In addition, the area of the project within the Deer Springs Fire District will be subject to a property tax override and the area of the project within the City of San Marcos Fire jurisdiction will be subject to the City of San Marcos Fire Protection CFD). Since response times are met and other fire protection measures have been incorporated into project design, the need for a new fire station is not warranted. Therefore, no additional fire stations would be required and no growth inducing impacts would occur.

3.1.8 Police Protection

The San Diego County Sheriff provides police protection for this area. The San Marcos Substation of the Sheriff's Department is located in downtown San Marcos, approximately 4 miles south of the project. The coverage area for this Substation is the Cities of San Marcos, Vista, Encinitas, Rancho Bernardo (City of San Diego), and Poway, plus the unincorporated areas of Fallbrook, Valley Center, Ramona, and parts in-between. Response time to the project will vary based on the location and availability of law enforcement officers and patrol schedules. The development of the proposed project would result in an incremental increase in demand on police services and when combined with the demand associated with anticipated population growth and other potential development projects within the project area, additional police personnel, support staff, and related equipment and facilities would be required to effectively meet the demands of the proposed development as well as anticipated future development in the surrounding area. This development and its attendant rise in population will necessitate an increase in law enforcement to meet the additional demands for services that invariably accompany population growth. It is not known if a new station or station upgrade is required. This determination will be assessed by the San Diego County Sheriff's department. If new

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

facilities are likely, the fees contributed from the proposed project would include upgrades required to meet project needs. The payment of fees to provide construct future facilities would ensure that as development occurs, police protection services can be provided through these funds. Implementation of these funds would not entail growth inducing impacts.

3.1.9 School Facilities

Approximately 381 acres of the project is within the Bonsall Union Elementary School District (K-8) and the Fallbrook Union Highway School District (9-12). Approximately 928 acres are in the San Marcos Unified (K-12) and the remaining 1,011 acres are in the Escondido Union School District (K-8) and Escondido Union High School District (9-12).

No new school facilities are proposed as part of the proposed project. Fees would be paid to all affected school districts in accordance with State Law prior to occupancy of any homes. The payment of these fees would offset potential impacts to the construction or expansion of new school facilities. The development of new school facilities are not planned due to the proposed project. However, new facilities may be built to accommodate students, which the school district would be responsible for construction. As mentioned above, in police protection services, this is a service accommodating procedure and is not considered growth inducing.

3.1.10 Transportation and Circulation

The proposed project includes several road improvements onsite as well as off-site improvements in order to accommodate the projected average daily trips (ADT) from construction of the Merriam Mountains project.

Transportation infrastructure would be directly improved by the project through contributing a fair share towards transportation infrastructure improvements. These direct and indirect transportation infrastructure improvements required as part of the project would help alleviate current deficiencies on roadways and intersections in the project vicinity, such as the I-15/Deer Springs Road interchange, that operate below an acceptable LOS. These transportation infrastructure improvements would not construct new roads through undeveloped areas (other than into the project site), but would rather improve the efficiency of traffic flow and driving times in the project vicinity, and would help accommodate planned growth.

The proposed project will include off-site improvements along Deer Springs Road, which is an existing two-lane roadway that is currently operating at over capacity. The proposed project will include widening the road to a four-lane Major Road from Twin Oaks Valley Road to I-15. In

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

addition, eastbound and westbound auxiliary lanes would be provided along Deer Springs Road from Mesa Rock Road to the I-15 ramps. The design would accommodate a potential future 6-lane alignment if determined to be necessary as part of 2030 buildout forecasts for the North County Metropolitan Subregional Plan. The majority of this area adjacent to Deer Springs Road is designated as multiple rural residential with a small portion along the southern portion of Deer Springs Road designated as visitor servicing commercial according to the County General Plan. Land uses in this area consist of residential uses, a fitness resort, and greenhouses. Roadway improvements along Deer Springs Road would not open an access route to lands that were previously inaccessible. The widening of Deer Springs Road is being completed to meet General Plan requirements and to accommodate traffic generated from the proposed project. Additional capacity may be provided through roadway improvements; however these improvements are consistent with the San Diego County General Plan and will improve the level-of-service along this roadway. Deer Springs Road would be widened to accommodate traffic flows from the project site and to meet General Plan requirements; therefore roadway improvements along Deer Springs Road may be accelerating the rate at which the project area may be developed but widening this roadway would not be implementing facilities in an area that was not already planned for future growth.

These roadway infrastructure improvements identified above would not induce growth that would significantly burden existing community services, but would rather contribute either full, or fair-share financing for necessary infrastructure improvements in the vicinity, including contribution to several transportation improvements identified in the City of San Marcos Capital Improvements Program (CIP). The proposed project would not be extending roads into large, developable open space areas and the roads that increase in capacity are surrounded by development constraints. No significant growth inducing impacts are expected as a result of these projects circulation improvements.

3.2 Economic Stimulus/Surrounding Growth

Merriam proposes to construct 10.1 acres of commercial structures to serve the proposed project. These proposed facilities would also have the capacity to serve future development in the area. Typically neighborhood commercial of such as proposed by Merriam draws most customers from a 5- to 10-mile radius. It may also be anticipated that surrounding growth could be accelerated from the proposed project since not only will the infrastructure be in place earlier than anticipated, but once growth occurs in an area, surrounding land owners may consider developing their land because development is occurring around them. Therefore, development of commercial and residential structures could stimulate the economy in the project area. The amount of commercial proposed for the project site is not considered a large commercial area

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

and would not change land use designation from single family homes to commercial or multifamily homes as discussed below under policy or legal changes.

Some commercial uses already exist in the vicinity of the project site and conceivably these developed commercial sites could be intensified as the Merriam project progresses and more customers are brought to the area. The availability of commercial uses may stimulate a small amount of additional growth because of the availability of commercial uses, but given the size (approximately 10 acres), it is unlikely to be significant.

3.3 Policy or Legal Changes

The Merriam Project is located within the County of San Diego's unincorporated area; however, approximately 746 acres of the southern portion of the proposed project site is located within the City of San Marcos' sphere of influence and 59 acres are located within Escondido's sphere of influence. The project proposes to convert the regional land use categories of the 2,327-acre site from mainly being classified as Estate Development Area (EDA) with a small portion of Current Urban Development Area (CUDA) in the southeastern corner of the project site to move the EDA boundary line up so that the northern 1,515 acres of the proposed project site would be designated as EDA and the southern 805 acres (which consists of the City of San Marcos's and City of Escondido's sphere of influence) would be designated as CUDA. Lands within the EDA regional category are intended for low-density residential and open space uses. Lands within the CUDA regional category are those to which near-term urban development is planned to be directed. To shift the regional land use categories, a General Plan amendment is proposed as part of the proposed project.

Since the General Plan amendment would change the regional land use category to provide additional urban development area and less EDA land, the proposed project would be providing more growth than what is currently being planned for by the local jurisdictions. However, the project would retain approximately 1192 acres of open space preserve, and 537 acres will be placed within a fuel modification area. The biological preserve is mainly located in the northern and eastern portions of the project boundary. The retention of this open space land would preserve biological resources within the project area and directs more development to the southern portion of the project site.

Small property owners typically cannot afford to put infrastructure into place with their small development projects and tend to wait for the development of a larger project to pay for the extension of public utilities. Since growth is planned for by the jurisdictions, one can assume that the existing property owners may eventually build out their land for their own purposes.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

It would be speculative to assume any amount of land owners would request a General Plan Amendment to provide additional growth since one cannot know the number of land owners that would pursue an amendment and what the amendment would entail (i.e., the amount of increased growth that each land owner may wish to obtain). Therefore, this analysis was based on the maximum growth allowable per General Plan designations.

The County of San Diego delineates land use regulations by community plan areas. The communities that are in the immediate project vicinity that could be affected by intensification on the Merriam site study area include Bonsall, Hidden Meadows, and Twin Oaks (see *Figure 1*). *Table 1* identifies the land use designations from all three of these community plan areas along with their allowable units per area of designation.

As shown in *Table 1*, a maximum of 120 du would be allowed in the Bonsal Community; 610 du in the Hidden Meadows Community and 540 du in the Twin Oaks Community for a total maximum of 1,270 du within the study area for this analysis.

It should be noted that a portion of land within the County's Twin Oaks Community Plan area overlaps with the Sphere of Influence of the City of San Marcos. Therefore, the land use designations from the City of San Marcos have also been analyzed along with their allowable units per area of designation and are identified in *Table 2*. *Table 2* also identifies the areas within the County of San Diego's Twin Oaks Community that does not overlap with the City of San Marcos' SOI. The addition of these two areas equals the total Twin Oaks Valley area covered in *Table 1* for the County only analysis scenario.

As shown in *Table 2*, a maximum of 300 du would be allowed under the existing General Plan designation identified by the City of San Marcos and a maximum of 200 du would be allowed under the remainder areas within the County of San Diego Twin Oaks Community Plan area, amounting to a total maximum of 500 du for the Twin Oaks area. This is 40 du less than the maximum allowed under the County of San Diego's General Plan designations.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

TABLE 1
Maximum Allowable Growth per Existing County of San Diego General Plan Designations
Land Use Designations for Surrounding Land Uses

Community	Existing General Plan Designation	Associated densities (dwelling units/acre [du/ac])	Acres of land use within a 2,000-foot radius from Merriam (ac)	Units Allotted per GP Designation (du)*
County of San Diego				
Bonsall	Multiple Rural Use	1du/4, 8, 20ac	474 ac	20-120 du
Bonsall	Public/Semi-Public	N/A	264 ac	0 du
Bonsall Subtotal	N/A			20-120 du
Hidden Meadows	Active SPA	0	83 ac	0 du
Hidden Meadows	Estate Residential	1du/2, 4ac	281 ac	70-140 du
Hidden Meadows	General Commercial	N/A	35 ac	0 du
Hidden Meadows	Multiple Rural Use	1du/4, 8, 20ac	228 ac	10-60 du
Hidden Meadows	Residential 1du/ 1, 2, 4 acres	1du/1, 2, 4ac	115 ac	30-120 du
Hidden Meadows	Residential 1 du/1 ac	1du/1ac	9 ac	10 du
Hidden Meadows	Residential 7.3	7.3du/1ac	40 ac	290 du
Hidden Meadows	Visitor Serving Commercial	N/A	24 ac	0 du
Hidden Meadows Subtotal	N/A			410-610 du
Twin Oaks	General Agriculture	1du/10, 40ac	27 ac	0 du
Twin Oaks	General Commercial	N/A	12 ac	0 du
Twin Oaks	Intensive Agriculture	1du/2, 4, 8ac	555 ac	70-280 du
Twin Oaks	Multiple Rural Use	1du/4, 8, 20ac	875 ac	40-220 du
Twin Oaks	Residential 1du/1, 2, 4 ac	1du/1, 2, 4 ac	37 ac	10-40 du
Twin Oaks	Visitor Serving Commercial	N/A	38 ac	0 du
Twin Oaks Subtotal	N/A			120-540 du
Total Residential Units Allowed under the County of San Diego’s General Plan Designation				550-1,270 du

* Maximum dwelling unit numbers were rounded to the nearest 10.

** This number includes County of San Diego designations for Bonsall and Hidden Meadows, and The City of San Marcos' designations for the Twin Oaks Valley community area. It does not include the County of San Diego's General Plan designation for Twin Oaks.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

TABLE 2
Maximum Allowable Growth for the Twin Oaks Valley Area
with Implementation of the City of San Marcos Sphere of Influence

Community	Existing General Plan Designation	Associated densities (dwelling units/acre [du/ac])	Acres of land use within a 2,000-foot radius from Merriam (ac)	Units Allotted per GP Designation (du)*
City of San Marcos Sphere of Influence				
Twin Oaks Valley	Agricultural Preserve	0.125du/1ac	24 ac	0 du
Twin Oaks Valley	Destination Resort	N/A	43 ac	0 du
Twin Oaks Valley	Hillside Residential	0.05-0.25 du/1ac	513 ac	30-130 du
Twin Oaks Valley	Intensive Agricultural Residential	0.125-0.5 du/1ac	349 ac	40-170 du
San Marcos SOI Subtotal	N/A			70-300 DU
County of San Diego Twin Oaks Valley Community Plan Areas outside of the San Marcos SOI				
Twin Oaks Valley	General Agriculture	1du/10, 40ac	0.07 ac	0 du
Twin Oaks Valley	General Commercial	N/A	12 ac	0 du
Twin Oaks Valley	Intensive Agriculture	1du/2, 4, 8ac	127 ac	20-60 du
Twin Oaks Valley	Multi Rural Use	1du/4, 8, 20ac	443 ac	20-110 du
Twin Oaks Valley	Residential 1du/1, 2, 4 ac	1du/1, 2, 4 ac	33 ac	20-30 du
Twin Oaks Valley	Visitor Serving Commercial	N/A	0.02 ac	0 du
Twin Oaks Valley CP outside of San Marcos SOI Subtotal	N/A			60-200 du
Total for Twin Oaks Valley with the San Marcos SOI	N/A			130-500 DU

Since land use designations for residential development were higher under the County of San Diego's General Plan designations (550-1,270 du, versus using the San Marcos' designated land uses, which would amount to a total maximum of 260-1,000 du), this analysis uses the County's General Plan designations for the maximum allowable dwelling units. Therefore, one could state that without the proposed project the minimum growth would occur at the surrounding land use sites; however, with implementation of the proposed project growth could accelerate to the maximum allowable development which could amount to approximately 720 additional residential in the immediate vicinity of the Merriam Project. Likewise, commercial development

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

may be accelerated partially due to the increased customer base provided by Merriam. Commercially designated lands in the area selected for study as shown in the table include areas in the Hidden Meadows and Twin Oaks communities. Some commercial uses already exist in these areas but conceivably these developed commercial sites could be intensified as the Merriam project progresses and more customers are brought to the area.

4.0 CONCLUSION

As discussed in this technical report, infrastructure for water and sewer services would be built as per the VWD Master Plan; which will provide infrastructure for growth that has already been planned for by both the local jurisdictions and the VWD. Infrastructure for water services and wastewater services will also be constructed that is not included in VWD or RMWD Master Plan. The water line and gravity lines being constructed offsite that are not consistent with the VWD or RMWD Master Plan will not have additional capacity to accommodate significant growth along these pipeline corridors. The infrastructure would be constructed to meet the project needs and would not result in an extension of large-capacity pipeline network that could then facilitate easy connections by other planned developments within the area. Therefore, these new facilities may accelerate the planned growth for this area; however, it is not inducing additional growth that has not been planned.

As discussed above, no new police stations, fire stations, or schools are anticipated with development of the proposed project. Growth inducing impacts would not occur from upgrades. Fees will be contributed to service providers from the proposed project; however, this is a service accommodating procedure and is not considered growth inducing.

It can be assumed that land owners may want to build out their land to the extent feasible once other construction takes places within their community, and, therefore, the above analysis calculated the maximum units allowable under the existing General Plan designations for lands in the immediate vicinity of Merriam that might be encouraged to intensify as a result of intensification of land uses on the Merriam site. According to the *Table 1*, surrounding land uses within the immediate vicinity of the Merriam Project could develop approximately 550 to 1,270 du under their current General Plan designations. However, these additional units are still covered under the existing General Plan designation, and, therefore, they are not considered unplanned growth. The construction of the proposed project would generate an economic stimulus from the building materials, the sales of residential units, and the operation of commercial facilities. However, no significant growth inducing impacts would result from the implementation of the proposed project.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

5.0 LITERATURE CITED

California Code of Regulations. Title 14, Section 15000 et seq. Guidelines for Implementation of the California Environmental Quality Act

Dexter Wilson Engineering, Inc. November 2005. Memorandum Water and Wastewater Flows for the Merriam Mountains Project.

Dexter Wilson Engineering, Inc. July 2006. Master Plan of Sewer for the Merriam Mountains Project.

Dexter Wilson Engineering, Inc. July 2006. Master Plan of Water for the Merriam Mountains Project.

Dexter Wilson Engineering, Inc. July 2006. Wastewater Treatment Alternatives for the Merriam Mountains Project.

Fusco Engineering, Inc. 2007. Preliminary Drainage Study for Merriam Mountains. (Appendix P to the Environmental Impact Report)

Fusco Engineering, Inc. 2007. Stormwater Management Plan for Merriam Mountains (Appendix O to the Environmental Impact Report).

Kennedy/Jenks Consultants. July 2005. Water, Wastewater, and Water Reclamation Master Plan Update Final Supplemental Environmental Impact Report. Prepared for Vallecitos Water District.

Kennedy/Jenks Consultants. August 2005. 2002 Water, Wastewater, and Water Reclamation Master Plan Update. Prepared for Vallecitos Water District.

Kennedy/Jenks Consultants. June 2006. Final Water Supply Assessment and Verification Report for the Merriam Mountains Specific Plan.

San Diego, County of. December 1990. San Diego County General Plan Part XXV: North County Metropolitan Subregional Plan.

San Diego, County of. July 1994. San Diego County General Plan Part III: Circulation Element.

Growth Inducement Technical Report for the Merriam Mountains Specific Plan

San Diego, County of. 2004. Environmental Impact Report Format and General Content Requirements. June.

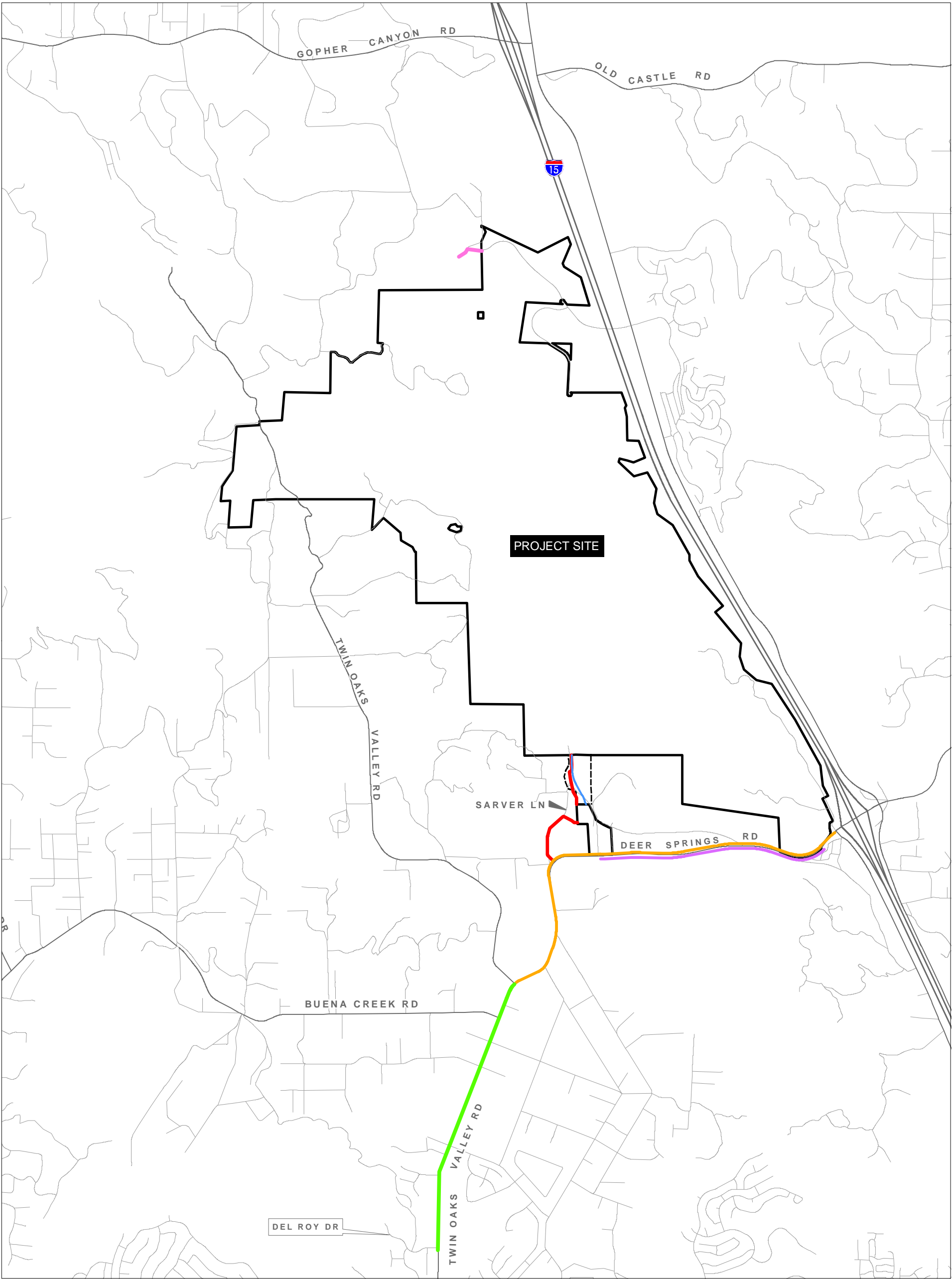
San Diego, County of. 2005. Landfill Siting Element.

San Diego, County of. Guidelines for Determining Growth Inducement.

Vallecitos Water District. July 2005. Final Supplemental Environmental Impact Report.

Vallecitos Water District. August 2005. Water, Wastewater, and Water Reclamation Master Plan Update Final Report.

Vallecitos Water District. March 2006. Annexation Procedure for Water and/or Sewer Service.



Legend		Offsite Water & Sewer Items:	
 Project Site		 Item 1. Water extension in Buckshot Lane to existing main.	 Item 4. Offsite sewer in Sarver Lane & Meadow Park Lane.
 Offsite Easement Access		 Item 2. Offsite water in Deer Springs Road (located within identified limits of grading for offsite improvements)	 Item 5. Offsite sewer in Twin Oaks Valley Road from Del Roy Drive to Deer Springs Road.
		 Item 3. Offsite water in Meadow Park Lane	 Item 6. Offsite sewer in Deer Springs Road (located within identified limits of grading for offsite improvements)

Offsite Water & Sewer

MERRIAM MOUNTAINS SPECIFIC PLAN
GROWTH INDUCEMENT TECHNICAL REPORT

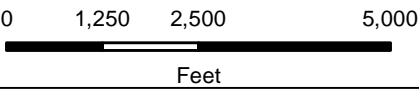


FIGURE
1

APPENDIX A

*Vallecitos Water District and
Rainbow Municipal Water District
Will Serve Letter*



VALLECITOS WATER DISTRICT

A PUBLIC AGENCY

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760)744-0460

June 5, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

**RE: GPA 04-06 SP04-06 REZ04-013 TM 5381 S04-035, S04-036, S04-037, S04-038
WATER AND SEWER AVAILABILITY FOR STONEGATE/MERRIAM MOUNTAINS
APN:172-091, 04,07, 21,25/172-220-11, 14, 16, 17, 18/ 174-190-12,13,20,41,43,44/
174-210-01,05,07,08,11,12,17,18/ 174-211-04,05,06,07/ 174-280-11,14/174-290-
02/ 178-100-05,7,26/ 178-101-01,16,17,25,26,27,28/ 178-221-09/
182-040-36,69/ 186-250-13/186-611-01,07,08,09,11,12,14,15,16,17/ 187-540-
49,50,51**

General

As previously stated in availability letters dated October 7, 2003, July 21, 2004, and December 28, 2005, the entire project, with the exception of Assessor Parcel Number 172-091-25, is within the boundaries of the Vallecitos Water District. Annexation of APN 172-091-25 into the Vallecitos Water District, including a Sphere of Influence Amendment, will be required prior to water service being available.

Water service will be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

The existing reservoir and pipelines in the Coggan pressure zone, which provides service to the referenced properties, were installed through Assessment District proceedings initiated in 1975 by local property owners. A review of the proposed project confirms that a large portion of the project is within the referenced Assessment District and currently has service available. Assessor Parcel Numbers 187-540-49, 50, 51; 186-611-01, 07, 08, 09, 11, 12, 14, 15, 16, 17; 178-100-05, 07, 26; 186-250-13; 174-280-14; 174-280-11,12,14; 174-190-12, 20 and 172-091-25, are not within the original Assessment District but are within the ultimate service limits of the Coggan pressure zone.

Those portions of the project that are not within the original Assessment District were not intended to receive service from the existing system facilities. A review was completed by the District in 1999 to determine if adequate capacity existed in the existing system to allow properties outside of the existing Assessment District to receive service from the referenced facilities, as well as identifying additional facilities required. By Vallecitos Water District Board action, an equitable charge for buy-in to the existing Assessment District was

established to be \$3,082.00 per acre (or portion thereof), as well as the condition to build additional facilities required to provide service.

There are numerous pipelines located throughout the project area that appear to be in conflict with the proposed development. Extensions, relocations and upgrades of these existing pipelines will be required to serve the project. District policy requires that all newly created parcels have frontage on a District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocations and improved access will be determined during the design phase of the project.

Water

A portion of the project, Assessor Parcel Numbers, 187-540-49, 50, 51, are within the Deer Springs pressure zone which maintains a hydraulic gradeline of 1235 feet above sea level. The maximum service elevation within this zone is 1140 feet, which provides a static pressure of approximately 40 psi at the meter, the District minimum.

Previous availability letters stated that upgrades to the Deer Springs Pump Station would be required. The pump station upgrade project has since been completed by the District, however it was designed to accommodate the existing Land Use designations for the area. Additional upgrades may be required to accommodate the Land Use changes proposed and must be studied by the project developer. The District is currently studying and designing other Deer Springs pressure zone facilities per the District's adopted 2002 Master Plan. The Impacts of this project will require additional mitigation and may impact the other facilities currently under review by the District. Construction of additional reservoir storage capacity and water transmission mains, as well as payment of a proportionate share of off-site facilities, will be required (see below).

The majority of the property is above the maximum service elevation of the Deer Springs pressure zone and service cannot be provided from this zone. These properties are located within the Coggan pressure zone which maintains a hydraulic gradeline of 1608. The maximum service elevation within this zone is approximately 1500 feet.

The proposed project would substantially alter existing land use zoning. Since the District's 1997 and 2002 Master Plan were based on existing land use data, the demands associated with this densification were not anticipated. To date, the District has completed the Water Supply Assessment for the project and a final draft Merriam Mountain Water Master Plan has been completed to address the project's densification.

The Water Supply Assessment, dated June 2006, identifies long term (20 year) water supplies from both the San Diego County Water Authority and the Metropolitan District of Southern California. The study concluded that sufficient water supplies are expected to be

available over the next 20 years to serve the development.

The Merriam Mountain Water Master Plan, final draft dated July 2006, identifies the project's impact on the District's existing infrastructure and storage facilities. Along with sizing on-site infrastructure necessary to serve the development, the study concluded that the following regional components shall be incorporated at a minimum:

- A new 3.7 million-gallon Deer Springs pressure zone tank
- A new 4.9 million-gallon Coggan pressure zone tank
- Creation of a 1400-foot hydraulic grade pressure zone
- 2 pressure reducing stations from the Coggan pressure zone to the new 1400 pressure zone
- 1 pressure reducing station from the Coggan pressure zone to the Deer Springs pressure zone

The actual location and site specific designs have not been initiated, but will include conditions such as paved access and landscaping to ensure access and provide visual mitigation.

Sewer

Assessor Parcel Numbers 186-611-12, 14, 15, 16, and 187-540-49, 50, 51, are currently within the District's sewer service boundaries and are eligible for service in accordance with District policy. The remainder of the property is not within the sewer boundaries of the Vallecitos Water District, and will require annexation into Sewer Improvement Districts 5 and 6 prior to sewer service being available. The District will not allow annexation of a portion of a property or subdivision nor exclusion of open space properties. The approximate cost of annexation is currently \$2,653 per acre, or portion thereof, plus miscellaneous processing fees.

The closest sewer facilities are in Deer Springs Road at the intersection of Deer Springs Road and Sarver Lane south of the property. These facilities are not adequately sized to provide service to the proposed project. Therefore, the following studies, which are in final draft form, were completed to determine the size and location of on-site infrastructure and analyze the impact that the project will have on the downstream sewer collection and conveyance system, as well as treatment facilities:

- A lift station feasibility analysis (August 18, 2005)
- A wastewater treatment alternatives study (July 2006)
- The Merriam Mountain Sewer Master Plan (July 2006)
- The Merriam Mountain Phased Wastewater Flow Impact Report (March 12, 2007)

Initially, it appeared that the topography of a portion of the project north of proposed Neighborhoods 4 and 5 would preclude it from being served exclusively via a gravity system, and a sewer lift station might have been necessary. Thus, the lift station feasibility analysis was commissioned to size and locate such a facility. However, in subsequent conversations with the developer, this portion of the project has been revised and the use of a lift station may not be an issue at this time. The use of lift stations is strongly discouraged if any other means of providing service are available, including deep sewers or tunnels.

A wastewater treatment alternatives study, final draft dated July 2006, was created to research and analyze several treatment alternatives, including individual on-site residential treatment facilities, clustered community treatment systems, an on-site wastewater treatment facility, and a traditional collection and conveyance system to the Encina Wastewater Treatment Plant. The report concluded that at approximately \$27 million in capital costs and \$500,000 in annual operational and maintenance costs, the traditional collection and conveyance system would be the most viable and cost-effective alternative.

The Merriam Mountain Sewer Master Plan, final draft dated July 2006, identifies the project's wastewater generation rates and required on-site collection infrastructure. This study concluded that the densification creates an average of 0.52 million gallons per day of additional sewage flow than what was anticipated for this project's service area in the 2002 VWD Master Plan.

Because the densification creates a significant additional sewage flow than was planned for in the 2002 Master Plan, the District commissioned the Merriam Mountain Phased Wastewater Flow Impact Report to determine the affect of the project on the District's downstream sewer collection system and treatment facilities. This report concluded the following:

- Approximately 28,200 feet of the District's sewage collection and conveyance piping, ranging in size from 8-inch to 39-inch through the interceptor will be impacted. This includes impacts to the required conveyance pipeline size, impacts to the conveyance pipeline replacement schedule, or both. The impacts will require upsizing of the existing collection and conveyance piping prior to the project's connection to the District's sewer system.
- The District's parallel land outfall pipeline to the Encina Wastewater Treatment Plant, which was scheduled to be installed by 2014, will need to be expedited by a year based on the project's proposed schedule. In addition, the District anticipates attributing a portion of the parallel outfall's cost to the project based on the

percentage of outfall capacity that it will utilize.

- The project will require the purchase of an additional 0.52 million gallons per day of both liquids and solids treatment capacity and ocean disposal at the Encina Wastewater Treatment Plant. The capacity will likely have to be purchased from another member agency that has excess capacity in the treatment plant. The total value of said capacity is estimated at \$13.90 per gallon, based on the cost of the current Phase V expansion at the Encina Treatment Plant.

Conclusion

Significant water and sewer improvements will be required as a condition of development of the referenced project. Project specific facilities and required phasing of the improvements will be included in the final design reports and development agreement for the project. The facilities referenced were listed as examples of the improvements required and are not intended to be a complete list.

Water or sewer facilities not within the public right-of-way each will require a minimum 20-foot wide easement granted to the District. Relocation of existing water mains into future proposed roadways will also be a condition of the project. The District may require additional easements through private properties for future extensions. The owner of the project is responsible for obtaining any easements, including expenses incurred.

This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the District will provide service at a future date. The Vallecitos Water District relies 100 percent on imported water supplies and, although the District may have available capacity at this time, due to the uncertainty of water supplies, water may not be available at the time the project is built. Commitments to provide service are made by the District's Board of Directors and are subject to compliance with District fees, charges, rules, and regulations.

If there are any additional questions please contact me at (760) 752-7132.

Sincerely,



Cheryl Brandstrom
Engineering Supervisor

cc: Dennis Lamb, Director of Engineering and Operations
Ken Gerdes, Engineering Manager

PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen



NNP-Stonegate Merriam LLC (858) 674-1300
Owner's Name Phone

10815 Rancho Bernardo Rd., Ste. 310
Owner's Mailing Address Street

San Diego CA 92127
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE 5/15/05 AMT \$ 30

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☒ Other General Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

1	7	2	0	9	1	2	5

- B. ☒ Residential Total number of dwelling units 10
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 2327 Total number of lots 2700

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Bros. Page 1088 Grid J1

Project address Lawrence Welk Dr.
Street

Bonsall 92026
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 5/2/07

Address: 10815 Rancho Bernardo Rd., Ste. 310, San Diego, CA, 92127 Phone: (858) 674-1300

(On completion of above, present to the water district to establish facility availability. Section 2 below.)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Rainbow Municipal Water Dist Service area Bonsall

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
 B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.
 D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name: BRIAN C. LEE

Print title: DISTRICT ENGINEER Phone: 760 728-1178 Date: 5/15/07

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.